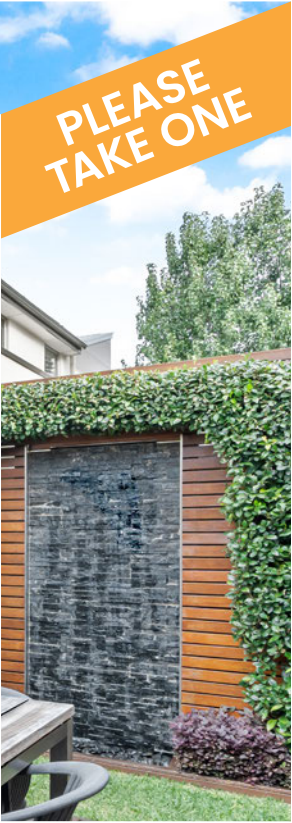


# PROPERTY GUIDE

Edition 03.05.24



 **LJ Hooker**  
Adelaide Metro

# When you know It's time to explore Australia

Sell your home with LJ Hooker and  
earn up to 120,000 Qantas Points



Points must be clearly agreed upon at the time of the exclusive listing and clearly stated in your LJ Hooker exclusive agency agreement for sale of your property. If no reference is included, points will not be allocated.

FREQUENT  
FLYER 

 LJ Hooker

## St Peters Office

2a Portrush Road, Payneham 5070  
(08) 8362 8008  
stpeters.ljhooker.com.au  
RLA 61345

## Adelaide City Office

Ground Floor, 81 Flinders Street, Adelaide 5000  
(08) 8232 8844  
adelaide.ljhcommercial.com.au  
RLA 61345

 LJ Hooker Adelaide Metro incorporating  
Adelaide City | St Peters | Walkerville | Glynde

# Upcoming Auctions

14 Teringie Drive, Teringie

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

Saturday 4th May at 11.00am

55 Elizabeth Street, Norwood

Michele Alexandrou  
0411 226 600

Luke Mitchell  
0411 703 055

Saturday 4th May at 12.30pm

14 Winta Way, Lightsview

Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

Saturday 4th May at 2.00pm

1 Orange Grove Circuit, Dernancourt

Luke Mitchell  
0411 703 055

Doris He  
0423 707 585

Saturday 11th May at 12:30pm

30 Pelsaert Avenue, Fairview Park

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Saturday 11th May at 2:00pm

8 / 14 Talinga Avenue, Kilburn

Luke Mitchell  
0411 703 055

Salam Dawood  
0478 360 155

Saturday 11th May at 3:30pm

3A Cardigan Avenue, Felixstow

George De Vizio  
0412 392 158

Julian Rullo  
0407 846 417

Thursday 16th May at 5:00pm

63 Old Port Road, Queenstown

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

Saturday 18th May at 11:00am

3 / 72-74 Bridge Street, Kensington

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

Saturday 18th May at 12.30pm

Find out the value of your home by  
booking a **free property appraisal**.

Call (08) 8362 8008 or scan the QR code.  
visit [stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au)





# Open Inspections

## Saturday 4<sup>th</sup> May

<b>14 Teringie Drive, Teringie</b>	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	10:30am to 11:00am
<b>8 / 14 Talinga Avenue, Kilburn</b>	Luke Mitchell 0411 703 055	Salam Dawood 0478 360 155	11:00am to 11:30pm
<b>2 / 3 Belperio Court, Paradise</b>	Greg Nicholls 0478 131 807		11:30am to 12:00pm
<b>55 Elizabeth Street, Norwood</b>	Michele Alexandrou 0411 226 600	Luke Mitchell 0411 703 055	12:00pm to 12:30pm
<b>30 Pelsaert Avenue, Fairview Park</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	12:45pm to 1:15pm
<b>14 Winta Way, Lightsview</b>	Marie Brus 0418 844 502	Mark Brus 0408 389 544	1:30pm to 2:00pm
<b>5/5 River Street, Marden</b>	Greg Nicholls 0478 131 807		1:30pm to 2:00pm
<b>3A Cardigan Avenue, Felixstow</b>	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	2:00pm to 2:30pm
<b>63 Old Port Road, Queenstown</b>	Luke Mitchell 0411 703 055	Kay Morris 0411 181 249	2:30pm to 3:00pm
<b>204 / 256 The Parade, Norwood</b>	Troy Tyndall 0401 661 997		3:00pm to 3:30pm
<b>1 Orange Grove Circuit, Dernancourt</b>	Luke Mitchell 0411 703 055	Doris He 0423 707 585	3:30pm to 4:00pm
<b>3 / 72-74 Bridge Street, Kensington</b>	Marie Brus 0418 844 502	Sam Derbali 0450 033 056	3:45pm to 4:15pm



# Open Inspections

## Sunday 5<sup>th</sup> May

<b>3 / 72-74 Bridge Street, Kensington</b>	Marie Brus 0418 844 502	Sam Derbali 0450 033 056	12:00pm to 12:30pm
<b>8 / 14 Talinga Avenue, Kilburn</b>	Luke Mitchell 0411 703 055	Salam Dawood 0478 360 155	12:30pm to 1:00pm
<b>132A Montacute Road, Hectorville</b>	Doris He 0423 707 585		1:00pm to 1:30pm
<b>1 Orange Grove Circuit, Dernancourt</b>	Luke Mitchell 0411 703 055	Doris He 0423 707 585	2:00pm to 2:30pm

## Tuesday 7<sup>th</sup> May

<b>3A Cardigan Avenue, Felixstow</b>	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	4:30pm to 5:00pm
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## Wednesday 8<sup>th</sup> May

<b>3 / 72-74 Bridge Street, Kensington</b>	Marie Brus 0418 844 502	Sam Derbali 0450 033 056	11:00am to 11:30am
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## Thursday 9<sup>th</sup> May

<b>5/5 River Street, Marden</b>	Greg Nicholls 0478 131 807		6:00pm to 6:30pm
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**LJ Hooker** is one of the world's leading real estate brands. Across the globe, the LJ Hooker name is synonymous with strength, presence, high visibility, reliability and progress.

At **LJ Hooker Adelaide Metro** we consistently prove our place at the top of the game through hard work, honesty, and a strong ethos based on uncompromisable customer service.

## “With our team, we are one of the most **highly awarded offices** in Australia”

The St Peters agency was established in 1988 by Mario Bonomi, Rino Pancione and Claude Buccella, who have now grown it to include Adelaide City, Walkerville and Glynde branches under the name Adelaide Metro. We don't just understand property - we live and breathe it.

Our highest priority is forming long lasting relationships, which is why so many satisfied clients continue to conduct their business with us, becoming **clients for life**.



**Rino Pancione**  
Director  
0417 822 987

**Mario Bonomi**  
Director  
0412 080 993

**Claude Buccella**  
Director  
0419 394 110

# Sales Team



**Troy Tyndall**  
General Operations Manager  
& Corporate Auctioneer  
0401 661 997



**Charles Parletta**  
Sales Consultant  
0412 825 186



**Doris He**  
Sales Consultant  
0423 707 585



**George De Vizio**  
Sales Manager  
0412 392 158



Top 15%



**Greg Nicholls**  
Sales Consultant  
0478 131 807



**Julian Rullo**  
Sales Consultant  
0407 846 417



**Justin Li**  
Sales Manager  
0422 221 162



**Kay Morris**  
Sales Consultant  
0411 181 249



Top 15%



**Luke Mitchell**  
Sales Consultant  
0411 703 055



**Marie Brus**  
Sales Consultant  
0418 844 502



Top 15%



**Mark Brus**  
Sales Consultant  
0408 389 544



**Michele Alexandrou**  
Sales Consultant  
0411 226 600



**Salam Dawood**  
Sales Consultant  
0478 360 155



**Sam Derbali**  
Sales Consultant  
0450 033 056

# AUCTION



## 14 Teringie Drive **Terlingie**

3 1 2

### Enjoy the peace and serenity of foot hills living with the convenience of city comforts.

This hills haven built in 1975, a pioneer of open plan living, is flooded with natural light that seamlessly flows from the lounge to the combustion heated family/meals area.

The hub of the home is the central kitchen with adjacent study nook, both of which take in city views through the floor to ceiling windows and sliding doors. Comprising 3 bedrooms, the master with built-in robes and family bathroom.

In a tribute to 70's architecture high raked ceilings and polished timber floors feature throughout. Timber decking is adjacent the swimming pool with enjoys a tree studded back drop and city outlook.

Additional features:

- Split systems
- New dishwasher
- Double carport with storage room
- Land size 2,550sqm (approx.)

### Auction

Saturday 4th May at 11.00am

### Agent



**Marie Brus**

0418 844 502

[marie.brus@jjhadelaidemetro.com.au](mailto:marie.brus@jjhadelaidemetro.com.au)



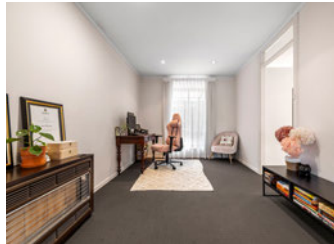
**Sam Derbali**

0450 033 056

[sam.derbali@jjhadelaidemetro.com.au](mailto:sam.derbali@jjhadelaidemetro.com.au)



# AUCTION



## 1 Orange Grove Circuit **Dernancourt**

3 1 2

### 80's Charm With Modern Convenience

Nestled within the tightly held Orange Grove Circuit, this smartly designed home seamlessly blends modern aesthetics with timeless charm, offering an exciting opportunity for families seeking both style and functionality, savvy investors looking to utilise the current home and the potential for a Granny flat for added income (STPC), or developers wishing to take advantage of the fantastic area and develop new dwellings (STPC).

Stepping through this home from its 1980s origins, this

home now boasts a bright and contemporary ambiance, inviting you to indulge in a lifestyle of modern comfort.

With two distinct living areas, this home offers versatility for the modern family. The open-plan kitchen, effortlessly flows into the adjacent meals area, fostering moments of togetherness and culinary delight. For more casual occasions, retreat to the step-down lounge, where warmth and intimacy converge to create the perfect setting for the Friday night board game sessions!

### Auction

Saturday 11th May at 12.30pm

### Agent



**Luke Mitchell**

0411 703 055

[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)



**Doris He**

0423 707 585

[doris.he@ljhadelaidemetro.com.au](mailto:doris.he@ljhadelaidemetro.com.au)

**AUCTION**



30 Pelsaert Avenue **Fairview Park**

3 1 1

### Tranquil Family Haven

This charming 3-bedroom home nestled on a corner block offers a perfect blend of comfort and convenience. Inside, you'll find three cosy bedrooms, each boasting built-in robes for ample storage and organisation, ensuring everyone in the family has their own retreat. The heart of the home lies in the open-plan kitchen dining area, where delicious meals are prepared and cherished memories are made. This versatile space offers

flexibility for family gatherings and entertaining.

Step into the spacious lounge, featuring a combustion heater that radiates warmth and invites relaxation. Well-constructed with double brick, this home ensures durability and excellent insulation, providing comfort year-round. Outside, the rear entertaining area beckons, offering a private oasis for summer barbecues, alfresco dining, or simply lounging in the sunshine.

### Auction

Saturday 11th May at 2:00pm

### Agent



**Julian Rullo**  
0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



**George De Vizio**  
0412 392 158

[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)



# AUCTION



8/14 Talinga Avenue **Kilburn**

3  2  2 

## Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility while offering the serenity of a retreat while remaining near essential facilities. This home would be perfect for first time homebuyers or professional couples, young families, as well as savvy investors.

This home was designed with the modern family in mind. Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to

the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs while downstairs features a powder room for added convenience whilst entertaining guests.

The open plan kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy & laughter with the added convenience of sliding doors to the outdoor entertaining area.

### Auction

Saturday 11th May at 3:30pm

### Agent



**Luke Mitchell**

0411 703 055

[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)



**Salam Dawood**

0478 360 155

[salam.dawood@ljhadelaidemetro.com.au](mailto:salam.dawood@ljhadelaidemetro.com.au)



## Lot 73 Graves Street **Newton**

✕ 12,500m<sup>2</sup>

### Newton's Last Frontier For Development

This strategically positioned land boasts an enviable access via Polvere Avenue for an infill development site, prominently situated in the highly sought-after inner north-eastern suburbs of Adelaide.

Spanning approximately 12,500 square metres of vacant land with General Neighborhood Zoning, the property is conveniently located just 10 kilometres north-east of the Adelaide CBD.

Surrounded predominantly by residential accommodation, including detached and semi-detached dwellings, the property enjoys proximity to essential amenities. The Newton Shopping Centre is a mere 1 kilometre away. Additionally, a diverse range of community and recreational facilities are within easy reach.

Benefiting from favorable planning policies, the size and prime location of this land presents prospective buyers with a compelling opportunity for a comprehensive redevelopment project.

### Expressions of Interest by

Tuesday 30th April at 5.00pm

### Agent



**Claude Buccella**  
0419 394 110



**George De Vizio**  
0412 392 158



**Luke Mitchell**  
0411 703 055



**AUCTION**



## 14 Winta Way **Lightsview**

4  2  1 

### Envious Low Maintenance Executive Living

With a contemporary modern design and a clever floorplan this 2022 built home offers seamless open plan living. Comprising 4 bedrooms, the master with built-in robes and ensuite, trails, playgrounds, parklands and BBQ facilities. Nature beckons at your doorstep, creating the perfect setting for leisurely strolls, family picnics and outdoor activities.

The well equipped kitchen with walk-in pantry and dishwasher overlooks the family/meals area. Sliding doors open out to the pavilion with decking and low maintenance rear garden.

Enjoy a leisurely walk to nearby parks and playgrounds and local cafes and eateries. Shopping options are numerous and amenities are conveniently located.

Features:

- Remote controlled garage
- Ducted reverse cycle air conditioning
- Solar panels 9.6kw
- Land size 275sqm

### Auction

Saturday 4th May at 2.00pm

### Agent



**Marie Brus**

0418 844 502

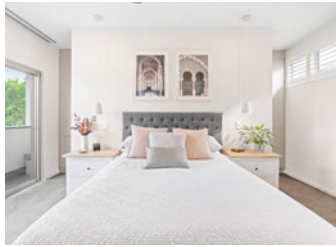
[marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)



**Mark Brus**

0408 389 544

[mark.brus@ljhadelaidemetro.com.au](mailto:mark.brus@ljhadelaidemetro.com.au)



## 5/5 River Street **Marden**

3 2 2

### Envious Low Maintenance Executive Living

The location is a dream come true for those in search of true work/life balance. Wind down after a busy day with a walk through Linear Park, take the bicycle, car or bus for an easy ride to the Adelaide CBD, grab your weekly fresh food from the Marden Markets or enjoy the shopping delights of Walkerville Terrace.

Be quick to view this immaculate home in such a prestigious and convenient location!

Features you'll love:

- An abundance of natural light enhanced by a courtyard and skylights
- Ducted reverse cycle air-conditioning with ceiling fans for year round comfort
- Versatile floorplan with three living areas and multiple entertaining zones
- Two luxe bathrooms with dual sinks, porcelain tiles, twin shower sets and recessed walls.

### Best Offer By

Tuesday 21st May at 12:00pm

### Agent



**Greg Nicholls**

0478 131 807

[greg.nicholls@ljhadelaidemetro.com.au](mailto:greg.nicholls@ljhadelaidemetro.com.au)



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 **LJ Hooker**  
Adelaide Metro  
inc Adelaide City | St Peters | Walkerville | Glynde

 **LJ Hooker**  
Commercial  
Adelaide





### Adelaide

3209/32-38 Grote Street

Elevate Your Lifestyle with these Lavish Apartments at Victoria Tower Adelaide

For Sale

\$1,320,000

3 2 1



**Michele Alexandrou**  
0411 226 600



### Beltana

1 Fourth Street

A belter in Beltana

For Sale

\$180,000-\$200,000

2,360m<sup>2</sup>



**Troy Tyndall**  
0401 661 997



### Campbelltown

24 Chapel Street

Coming July 2024 approx

For Sale

Contact Agent

4 3 2



**Greg Nicholls**  
0478 131 807



### Croydon Park

11a Charron Road

Build your Dream Home!

For Sale

\$460,000

300m<sup>2</sup>



**Michele Alexandrou**  
0411 226 600



### AUCTION

### Dernancourt

1 Orange Grove Circuit

80's Charm With Modern Convenience

Auction

Saturday 11th May at 12:30pm

3 1 2



**Luke Mitchell**  
0411 703 055



**Doris He**  
0423 707 585



### AUCTION

### Fairview Park

30 Pelsaert Avenue

Tranquil Family Haven

Auction

Saturday 11th May at 2:00pm

3 1 1



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



**Under Contract**



**Glenunga**

10 Bevington Road

2 1 2

When its all about the location



**Doris He**

0423 707 585

**Auction**

Saturday 11th May at 11:00am



**Marie Brus**

0418 844 502



**Hectorville**

132A Montacute Road

809m<sup>2</sup>

Discover a lifestyle enriched by natural beauty and unbeatable convenience

**For Sale**

\$680,000



**Doris He**

0423 707 585



**Hope Valley**

33 Reservoir Road

698m<sup>2</sup>

Land yourself here!

**For Sale**

Contact Agent



**Luke Mitchell**

0411 703 055



**AUCTION**

**Kilburn**

3 2 2

Contemporary Living With Reserve Frontage

**Auction**

Saturday 11th May at 3:30pm



**Luke Mitchell**

0411 703 055



**Salam Dawood**

0478 360 155

**Under Contract**



**Klemzig**

11 Wilpena Avenue

3 1 1

Versatile 3-Bedroom Home: Perfect for All



**Julian Rullo**

0407 846 417



**George De Vizio**

0412 392 158

**For Sale**

\$780,000 - \$820,000



**AUCTION**

**Lightsview**

14 Winta Way

4 2 1

Envious Low Maintenance Executive Living

**Auction**

Saturday 4 May at 2:00pm



**Marie Brus**

0418 844 502



**Mark Brus**

0408 389 544



**Marden**  
5 / 5 River Street

3 2 2

Exciting Opportunity in  
Superb Location



**Greg Nicholls**  
0478 131 807

**Best Offer By**

Tuesday 21st May at 12:00pm



**Newton**  
Lot 73 Graves Street

Newton's Last Frontier for  
Development



**Claude Buccella**  
0419 394 110



**George De Vizio**  
0412 392 158

**Expressions of Interest by**

Tuesday 30th April at 5.00pm



**Luke Mitchell**  
0411 703 055



**AUCTION**

**Norwood**  
55 Elizabeth Street

3 1

C1910 Symmetrical Cottage  
charm on prized 464sqm  
(Approx)



**Michele Alexandrou**  
0411 226 600

**Auction**

Saturday 4th May at 12.30pm



**Luke Mitchell**  
0411 703 055



**Norwood**  
204/256 The Parade

1 1 1

Perfectly Positioned on the  
Parade

**For Sale**

\$595,000 - \$625,000



**Troy Tyndall**  
0401 661 997



**Paradise**  
2/3 Belperio Court

3 2 1

Charming Modern Bliss.  
Exclusively for the over 55's

**For Sale**

Contact Agent



**Greg Nicholls**  
0478 131 807



**Paradise**  
4 Creekview Road

348m2

A beautiful feature-packed  
home awaits in this peaceful  
locale!

**For Sale**

Contact Agent



**Greg Nicholls**  
0478 131 807



**Under Contract**



**Paradise**

2/171 Gorge Road

2 1 1

Exquisite Retreat for Discerning Over 55s

**For Sale**

Contact Agent



**Greg Nicholls**

0478 131 807



**Parkside**

1D Birks Street

4 3 2

Living in the heart of Parkside

**For Sale**

Contact Agent



**Michele Alexandrou**

0411 226 600



**Sellicks Hill**

3737 Main South Road

3 1 10ha

Award Winning Vineyard with sensational views

**For Sale**

Contact Agent



**Mark Tettis**

0433 139 892



**Mario Bonomi**

0412 080 993



**AUCTION**



**Teringie**

14 Teringie Drive

3 1 2

Enjoy the peace and serenity of foot hills living with the convenience of city comforts.

**Auction**

Saturday 4th May at 11:00am



**Sam Derbali**

0450 033 056



**Marie Brus**

0418 844 502

Find out the value of your home by booking a free property appraisal.



Scan the QR Code to request your free automated appraisal or call 0401 661 997



When you  
know it's time  
to explore  
**Australia**

We can help with your  
**Property Management** needs

Call us now!

**Kirsty Clark** 0422 005 721

Lease your home with LJ Hooker  
and earn 10,000 Qantas Points

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FLYER



|  LJ Hooker

## Property Management Team



**Claude Buccella**  
Director  
0419 394 110



**Kirsty Clark**  
Business Development Manager  
0422 005 721



**Matthew Panozzo**  
Property Investment Manager  
0405 224 369



**Tony Trajkovic**  
Property Investment Manager  
0401 349 899



**Amanda Walasek**  
Residential Leasing Agent  
0431 017 416



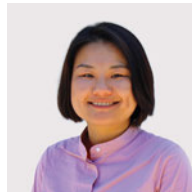
**Jackson Dodwell**  
Property Investment Manager  
0434 079 463



**Jenny D'Angelo**  
Property Investment Manager  
0447 347 284



**Jessica Dimasi**  
Property Investment Manager  
0413 041 287



**Jiawen Gao**  
Property Investment Manager  
0422 571 024



**Keith Brown**  
Property Investment Manager  
0402 353 240



**Tri Nguyen**  
Property Investment Manager  
0423 686 219



# Available Rentals



104b Clarville Road

**Campbelltown**

 3  2  1

Available 10th May

**Rent**

\$650/wk

**Jenny D'Angelo**

**Bond**

\$2,600

0447 347 284

1 / 5a Catherine Street

**College Park**

 2  1  1

Available Now

**Rent**

\$530/wk

**Jiawen Gao**

**Bond**

\$2,120

0422 571 024

3 / 1 West Street

**Hindmarsh**

 2  1  1

Available Now

**Rent**

\$500/wk

**Jiawen Gao**

**Bond**

\$2,000

0422 571 024

17 Karina Crescent

**Holden Hill**

 3  1  1

Available Now

**Rent**

\$540/wk

**Jessica Dimasi**

**Bond**

\$2,160

0413 041 287

158 Lyons Road

**Holden Hill**

 4  1  2

Available Now

**Rent**

\$520/wk

**Keith Brown**

**Bond**

\$2,080

0402 353 240

19 Whitbread Avenue

**Klemzig**

 3  2  2

Available Now

**Rent**

\$700/wk

**Jenny D'Angelo**

**Bond**

\$2,800

0447 347 284

14 / 2 Selby Street

**Kurralt Park**

 3  2  1

Available Now

**Rent**

\$650/wk

**Jiawen Gao**

**Bond**

\$2,600

0422 571 024

4 Ellis Street

**Magill**

 3  1  4

Available 24th May

**Rent**

\$650/wk

**Matthew Panozzo**

**Bond**

\$2,600

0405 224 369

# Available Rentals

1 / 54 Marden Road

**Marden**

 2  1  1

Available 3rd May

**Rent**

\$475/wk

**Tri Nguyen**

**Bond**

\$2,600

0423 686 219

16 Phillis Street

**Maylands**

 3  2  1

Available 10th May

**Rent**

\$700/wk

**Jackson Dodwell**

**Bond**

\$2,800

0434 079 463

10 / 19 Alexander Avenue

**Modbury North**

 3  1  1

Available 24th May

**Rent**

\$52/wk

**Jessica Dimasi**

**Bond**

\$2,080

0413 041 287

213B Montacute Road

**Newton**

 3  1  1

Available Now

**Rent**

\$600/wk

**Keith Brown**

**Bond**

\$2,400

0402 353 240

2 / 49 Graves Street

**Newton**

 2  1  1

Available 10th May

**Rent**

\$580/wk

**Amanda Walasek**

**Bond**

\$2,320

0431 017 416

4 / 41 Osmond Terrace

**Norwood**

 3  2  3

Available Now

**Rent**

\$750/wk

**Tri Nguyen**

**Bond**

\$3,000

0423 686 219

4 Camilla Avenue

**Osborne**

 2  1  4

Available 3rd May

**Rent**

\$470/wk

**Tri Nguyen**

**Bond**

\$1,880

0423 686 219

# Form R3

## **Buyers information notice**

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*Land and Business (Sale and Conveyancing) Act 1994* section 13A  
*Land and Business (Sale and Conveyancing) Regulations 2010* regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### **Safety**

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- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?



## **Enjoyment**

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- Does the property have any **stormwater** problems?
- Is the property in a flood **prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, **downpipes** and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## **Value**

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- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How energy **efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# COMMERCIAL PROPERTY GUIDE

APRIL 2024

**PLEASE  
TAKE ONE**



 **LJ Hooker**  
Commercial Adelaide

RLA 231 015

**LJ Hooker Commercial Adelaide** is part of a network offering national solutions for clients navigating the modern business landscape.

The team, led by **Mario Bonomi, Rino Pancione** and **Claude Buccella** have many years of combined industry experience, providing leading outcomes across sales, leasing and property management. The integrated approach benefits the spectrum of clients: from private investors to government agencies and ASX-listed companies.

“With our team, we are one of the most **highly awarded offices in Australia**”

**LJ Hooker Commercial Adelaide** invests the time and energy to closely understand the objectives and motivations of its clients; after all, the team is led by a business owner as well.

The office is an integral member of the 30-strong wider **LJ Hooker Commercial** network stretching across Australia, opening up clients to markets from Perth to Brisbane, Darwin to Hobart, and key regional hubs in between.

## Directors



**Claude Buccella**  
Director  
0419 394 110



**Mario Bonomi**  
Director  
0412 080 993



**Rino Pancione**  
Director  
0417 822 987



# Our Commercial Team

LJ Hooker is one of Australia's largest and most successful real estate networks. With 25 Commercial Specialist offices and 733 independent franchise offices throughout Australia, New Zealand, Indonesia, Papua New Guinea and Hong Kong, we provide customers with the highest level of customer service and market expertise

The team at LJ Hooker Commercial Adelaide offers you local knowledge, commitment and dedication. All backed by the marketing strengths of one of Australia's best known and respected real estate companies.



**MARIO BONOMI**  
Director



**CLAUDE BUCCELLA**  
Director



**RINO PANCIONE**  
Director



**STAN TETTIS**  
Sales and Leasing  
Manager



**CHARLES PARLETTA**  
Sales and Leasing  
Manager



**KOFI ADIH**  
Sales and Leasing



**FENDI KLEMENTOU**  
Sales and Leasing  
Executive



**MARK TETTIS**  
Sales and Leasing



**ANDREW FORTE**  
Property Manager



**DANIELA VEITCH**  
Property Manager



**MICHAEL VAUGHAN**  
Property Manager



**VANESSA KALUKATZAROS**  
Business Systems  
Operator



**MICHELINA DE MEO**  
Administration



**LAUREN DETULLIO**  
Administration



## 45 Grenfell Street **Adelaide**

**Unrivalled Location, Unprecedented Potential**

**For Sale**

Contact Agent

**Build Area**

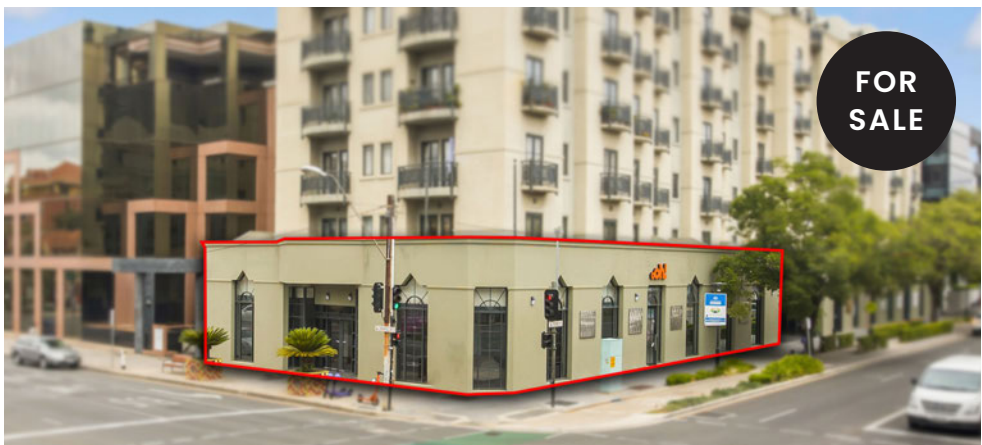
12,771 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



## Lots 1/187 Grenfell Street **Adelaide**

**East End Leased Investment**

**For Sale**

Contact Agent

**Build Area**

462 sqm



**Mark Tettis**  
0433 139 892



**Charles Parletta**  
0412 825 186

**UNDER CONTRACT**



**164 Port Road Alberton**

**Substantial Island Site along Port Road**

**For Sale** Contact Agent

**Build Area** 493 sqm



**Mark Tettis**  
0433 139 892



**Fendi Klementou**  
0426 258 030



**548-550 Goodwood Road Daw Park**

**Your Chance to Unlock an Investment Opportunity with Development Upside**

**For Sale** Contact Agent

**Build Area** 1008 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030





205 Glen Osmond Road **Frewville**

### Lucrative Commercial Investment Opportunity in Frewville

**For Sale**

Contact Agent

**Build Area**

412 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



1 Jan Street **Newton**

### Unique Commercial Opportunity

**Auction**

Contact Agent

**Build Area**

288 sqm



**Mark Tettis**  
0433 139 892



**Claude Buccella**  
0419 394 110



**42 Melbourne Street North Adelaide**

**Landmark Investment Opportunity with Re-Development Potential**

<b>Auction</b>	Contact Agent
<b>Build Area</b>	423 sqm



**Mario Bonomi**  
0412 080 993

**UNDER CONTRACT**



**3737 Main South Road Sellicks Hill**

**Versatile Main Road Investment With Development Upside**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	10.08 ha



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate





**FOR  
SALE**

## 55 Oaklands Road **Somerton Park**

### Versatile Main Road Investment With Development Upside

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	2,304 sqm



**Mark Tettis**  
0433 139 892



**Stan Tettis**  
0409 286 820



**FOR  
SALE**

## 583 Marion Road **South Plympton**

### Lucrative Marion Road Investment

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	710 sqm



**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate





1-4 / 51 Stephen Terrace **St Peters**

**St Peters Investment Opportunity: Entire Group of Strata-Titled Commercial Units**

**For Sale**

Contact Agent

**Build Area**

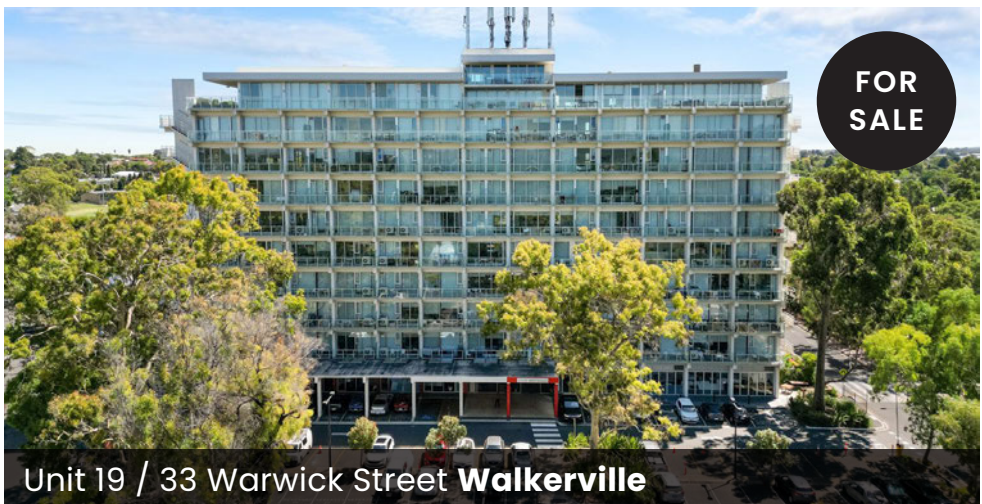
621 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



Unit 19 / 33 Warwick Street **Walkerville**

**Entry Level Investment**

**For Sale**

Contact Agent

**Floor Area**

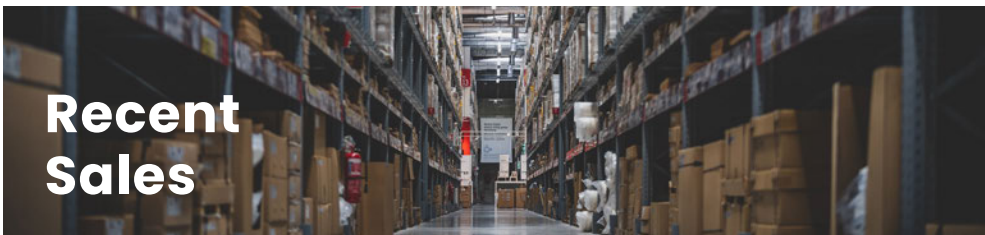
40 sqm



**Stan Tettis**  
0409 286 820



**Kofi Adih**  
0414 834 151



# Recent Sales



**Kensington Gardens**  
361 Kensington Road

Land area: 2,774 sqm  
Build area: 671 sqm



**Lonsdale**  
7 / 65 O'Sullivan Beach Road

Build area: 141 sqm



**Salisbury South**  
1 / 79 Rundle Road

Land area: 240.4 sqm



# For Lease







### Adelaide

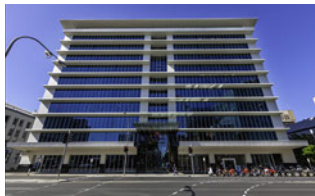
101 Grenfell Street

Character Office Space in the CBD

<b>Build Area</b>	<b>Lease Price</b>
90-1,650 sqm	\$475 gross p/sqm

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Adelaide

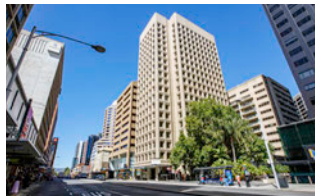
Level 2/81 Flinders Street

A-Grade CBD Building with Flexible Office Space

<b>Build Area</b>	<b>Lease Price</b>
399 sqm	\$475 gross p/sqm

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



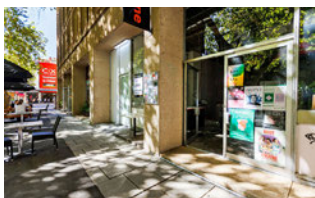
### Adelaide

45 Grenfell Street

3 Floors Each of 697sqm\* Available

<b>Build Area</b>	<b>Lease Price</b>
697 sqm (per floor)	\$290 p/sqm

**Contact** **Mario Bonomi**  
0412 080 993



### Adelaide

G52/45 Grenfell Street

CBD Cafe/Retail Opportunity

<b>Build Area</b>	<b>Lease Price</b>
116.5 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



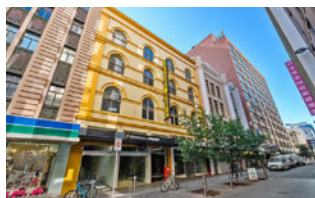
### Adelaide

Ground Floor/103-105 Waymouth St

High Profile Corner Opportunity

<b>Build Area</b>	<b>Lease Price</b>
261 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993



### Adelaide

58-60 Gawler Place

Landmark Character Leasing Opportunity in the Heart of Adelaide CBD

<b>Build Area</b>	<b>Lease Price</b>
190 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Justin Li**  
0422 221 162



### Adelaide

Unit 27, Level 4/55 Gawler Place

Quality Office/Consultancy Space

<b>Build Area</b>	<b>Lease Price</b>
85 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993

**Mark Tettis**  
0433 139 892



### Adelaide

147-149 Waymouth Street

Adaptable Leasing Opportunity

<b>Build Area</b>	<b>Lease Price</b>
1000 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Stan Tettis**  
0409 286 820



### Adelaide

228-230 North Terrace

Walk-through Retail Opportunity

<b>Build Area</b>	<b>Lease Price</b>
20-292 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### Adelaide

Lot 1/187 Grenfell Street

Convenient East End Location

Build Area	Lease Price
462 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Charles Parletta**  
0412 825 186



### Adelaide

209 Hutt Street

COSMOPOLITAN CHARACTER OFFICES ON HUTT

Build Area	Lease Price
332 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Fendi Klementou**  
0426 258 030



### Belair

Shops 8 & 9/6-10 Main Road

Be at Belair Vines

Build Area	Lease Price
222.7 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Mario Bonomi**  
0412 080 993



### Camden Park

'THE COTTAGE', 9-11 Carlisle Street

FULLY EQUIPPED, SHARED SPACE FOR LEASE

Build Area	Lease Price
85.90 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Campbelltown

615 Lower North East Road

High Exposure, Main Road Opportunity

Build Area	Lease Price
75 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Rino Pancione**  
0417 822 987



### Cowandilla

188 Sir Donald Bradman Drive

GREAT LEASING OPPORTUNITY

Build Area	Lease Price
39 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987



### Edwardstown

56-58 'California Court' Daws Road

Leasing Opportunity in High Exposure Centre

Build Area	Lease Price
50 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Fullarton

Suite 5/224-226 Glen Osmond Road

Modern Quality Office

Build Area	Lease Price
233 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892



### Gawler East

4 Hurst Road

BRAND-NEW COMMERCIAL OFFICE BUILD

Build Area	Lease Price
300 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Green Fields

47 George Street

Exciting New Development  
"REGISTER NOW"

<b>Build Area</b>	<b>Lease Price</b>
400-1,265 sqm	\$155p/sqm + Outs + GST

**Contact Stan Tettis**  
0409 286 820

**Mario Bonomi**  
0412 080 993



### Hackham

Hackham Plaza Shopping Centre

Last Remaining Tenancy

<b>Build Area</b>	<b>Lease Price</b>
75 sqm	Contact Agent

**Contact Fendi Klementou**  
0426 258 030



### Hillcrest

Ground Floor/132-134 Fosters Road

One Tenancy Available

<b>Build Area</b>	<b>Lease Price</b>
76 sqm	Contact Agent

**Contact Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### Holden Hill

5/30 Jacobsen Crescent

Affordable Office/Warehouse

<b>Build Area</b>	<b>Lease Price</b>
309 sqm	Contact Agent

**Contact Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### Kent Town

8/27 College Road

City Fringe Office

<b>Build Area</b>	<b>Lease Price</b>
84 sqm	Contact Agent

**Contact Mario Bonomi**  
0412 080 993



### Kilburn

20/543 Churchill Road

Affordable Retail Shop

<b>Build Area</b>	<b>Lease Price</b>
106 sqm	Contact Agent

**Contact Stan Tettis**  
0409 286 820



### Mawson Lakes

4/18-20 Main Street

VERSATILE SPACE ALONG MAIN STREET,  
MAWSON LAKES

<b>Build Area</b>	<b>Lease Price</b>
132.5 sqm	Contact Agent

**Contact Mario Bonomi**  
0412 080 993

**Fendi Klementou**  
0426 258 030



### Maylands

3 / 163-165 Magill Road

HIGH EXPOSURE AND GREAT ACCESS

<b>Build Area</b>	<b>Lease Price</b>
80 sqm	Contact Agent

**Contact Rino Pancione**  
0417 822 987



### Newton

73a Graves Street

Prime Location-Premium  
Warehouse/Offices

<b>Build Area</b>	<b>Lease Price</b>
143 sqm	Contact Agent

**Contact Claude Buccella**  
0419 394 110

**Rino Pancione**  
0417 822 987





### Norwood

136 The Parade

Choice of Two Office Suites on The Parade

Build Area	Lease Price
140 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892



### Norwood

4/92-94 The Parade

Large First Floor Office in a Prime Location

Build Area	Lease Price
288 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892  
**Rino Pancione**  
0417 822 987



### Norwood

61 Kensington Road

Eastern City Fringe Accommodation

Build Area	Lease Price
99 sqm	Contact Agent

Contact **Fendi Klementou**  
0426 258 030  
**Stan Tettis**  
0409 286 820



### Paralowie

337 Whites Road

One site left! Take Away/Diner/Café/  
Hairdresser

Build Area	Lease Price
52 sqm	Contact Agent

Contact **Michael Vaughan**  
0415 715 247



### Parkside

188 Greenhill Road

MODERN OFFICE ACCOMMODATION ON  
THE FRINGE!

Build Area	Lease Price
295 sqm	Contact Agent

Contact **Mario Bonomi**  
0412 080 993  
**Fendi Klementou**  
0426 258 030



### Payneham

2b Portrush Road

High Profile Location

Build Area	Lease Price
163 sqm	Contact Agent

Contact **Mario Bonomi**  
0412 080 993



### Port Adelaide

312 St Vincent Street

Prime Position Warehouse

Build Area	Lease Price
691 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892  
**Mario Bonomi**  
0412 080 993



### Ridgehaven

20 Dewar Avenue

BRAND-NEW PREMIUM WAREHOUSE  
LEASING OPPORTUNITY

Build Area	Lease Price
270 sqm	Contact Agent

Contact **Mario Bonomi**  
0412 080 993  
**Fendi Klementou**  
0426 258 030



### Rose Park

Suite 11/154 Fullarton Road

First Floor City Fringe Office

Build Area	Lease Price
189 sqm	Contact Agent

Contact **Rino Pancione**  
0417 822 987  
**Mark Tettis**  
0433 139 892





### Salisbury Downs

287 Salisbury Highway

Medical/Allied Health Opportunity

Build Area	Lease Price
170 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### Salisbury East

1/76 Daphne Road

Office/Consulting Suite for Lease

Build Area	Lease Price
117 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987



### Salisbury South

6 Petland Road

Prime Launchpad for Aspiring Entrepreneur

Build Area	Lease Price
20 sqm	Contact Agent

**Contact** **Stan Tettis**  
0409 286 820



### Smithfield

Shop 3/2 Anderson Walk

Prominent Retail/Office Space

Build Area	Lease Price
107 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892



### St Morris

441 Magill Road

Prominent Location With Great Exposure

Build Area	Lease Price
119 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987



### Stepney

Rear Tenancy / 128B Payneham Road

Office or Ghost Kitchen Opportunity

Build Area	Lease Price
91 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Tranmere

Tenancy 1 & 3/190 Glynburn Road

Excellent office/retail opportunity

Build Area	Lease Price
33 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Stan Tettis**  
0409 286 820



### Unley

76 Unley Road

Prime Corner Unley Road Office

Build Area	Lease Price
180 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993

**Fendi Klementou**  
0426 258 030



# Recent Leases



**Bowden**  
87 Gibson Street

Build area: 377 sqm



**Kilburn**  
Shed 1, 14/555 Churchill Road

Build area: 331 sqm



**Pooraka**  
59 Langford Street

Build area: 691 sqm



**Mawson Lakes**  
Suite 1/2-4 Hurtle Square

Build area: 96 sqm



**Unley**  
238 Unley Road

Build area: 105 sqm



**College Park**  
45 Payneham Road

Land area: 136 sqm



**Redwood Park**  
257-259 Grenfell Road

Build area: 247 sqm



**Bowden**  
5 Fourth Street

Build area: 114 sqm

Disclaimer: all build and land areas are approximate

# Connect with us

## **LJ HOOKER COMMERCIAL ADELAIDE**

Ground Floor, 81 Flinders Street,

Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

[adelaide.ljhcommercial.com.au](http://adelaide.ljhcommercial.com.au)

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**in f**  